



Strata Unit Titles Conference 2025

**Navigating the Next Decade:
Strategies for the
Evolving Unit Titles Sector**

**The *Law*
Association
OF NEW ZEALAND**

Conference Programme for Thursday 10 April 2025
In-person at The Law Association's premises and Livestream

Join us at the Strata Unit Titles Conference 2025

Connect with leading legal experts, practitioners, and thought leaders from New Zealand and beyond at this year's **Strata Unit Titles Conference – Navigating the Next Decade: Strategies for the Evolving Unit Titles Sector.**

Designed to explore the latest trends, insights, and best practices, this conference features engaging discussions and expert-led presentations that clarify the complexities of unit titles.

Whether you're an experienced professional or just starting out, this event offers an **unparalleled opportunity** to network, learn, and develop your skills. Gain valuable insights, connect with like-minded peers, and enhance your expertise in a dynamic and supportive environment.

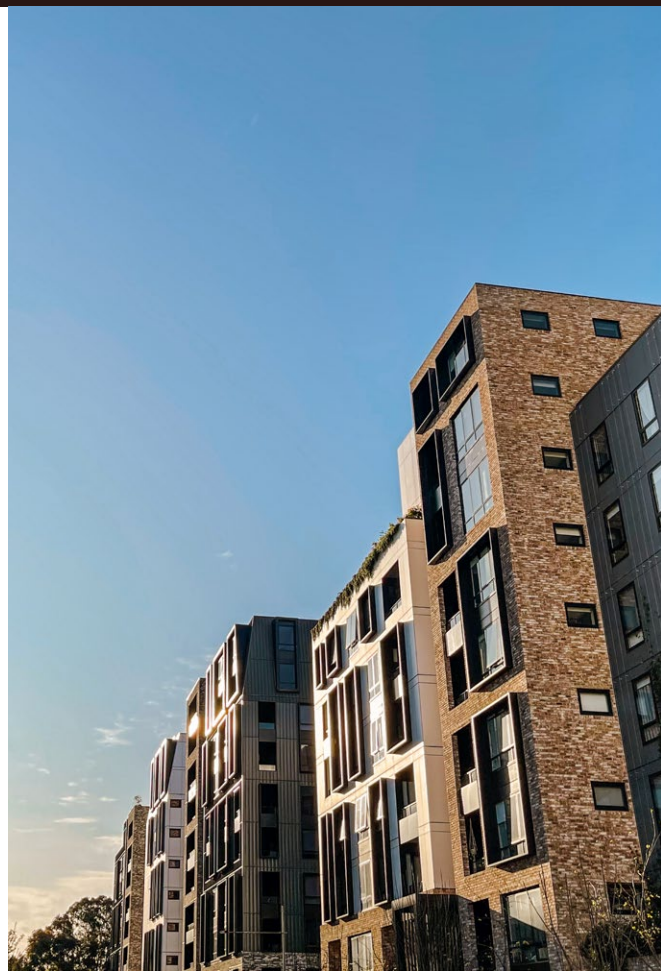
Secure your spot today!

Networking Opportunities

Build valuable connections at the **Strata Unit Titles Conference.** Engage with peers and industry experts during dedicated networking sessions over **lunch** and **post-event drinks.**

Expand your professional network, exchange insights, and connect with like-minded professionals in a relaxed and engaging setting.

Don't miss this chance to grow your connections!



Strata Unit Titles Conference *Tickets*

4 CPD Hours

It will be Live Streamed and In Person (TLANZ Conference space).
Limited in-person spaces available.

	Member	Non-member
Early Bird Pricing (30% Discount)	\$385_{+GST}	\$545_{+GST}
Full pricing for a Half-day Conference	\$550_{+GST}	\$775_{+GST}
Early bird pricing ends Monday 17 March 2025		



Register
for Auckland
In Person



Register
for the
Livestream

Group bookings
available online

thelawassociation.nz/cpd-events

The Programme

Time	Mins	Session	Presenters
11:45 AM	45	Lunch	
12:30 PM	5	Opening address	Chair: Liza Fry-Irvine
12:35 PM	40	<p>Session 1: Managing the Complexities of High-Density Urban Living in Bodies Corporate</p> <p>This session will explore the challenges and opportunities presented by increasing urbanisation and the shift toward high-density living; the legal implications including managing shared spaces, noise complaints, and resident disputes; and best practices for body corporate managers in maintaining harmony and compliance in densely populated environments.</p>	<p>Hamish Firth Steve Plummer</p>
1:15 PM	40	<p>Session 2: Leveraging Technology for Efficient Body Corporate Management – Legislation and Privacy Laws</p> <p>This session will look at leveraging of technology including owner portals, financial management software, communication channels, software platforms, phone apps and digital/hybrid meetings. In light of the recent amendments to the Unit Titles Act, this topic is particularly relevant – what are the benefits to owners, committees, and managers and what are the potential pitfalls? This session will include the legal aspects of data management, access, retention, privacy, and harmful digital communications in the digital age. Understanding legal obligations and the benefits of having policies in place before issues arise can add real benefits for managers, committees, and owners.</p>	<p>Joanna Pidgeon Wendy Baker</p>
1.55 PM	30	<p>Session 3: Case Law Update</p> <p>Recent unit title cases have touched on a number of topics, including administration, leasehold, committee indemnities, utility interests, and a range of other matters. This session will discuss the key cases and their implications for lawyers and managers in practice.</p>	Thomas Gibbons

Time	Mins	Session	Presenters
2:25 PM	30	Afternoon Tea Break	
2:55 PM	40	<p>Session 4: Building Resilience: Crisis Management in Unit Title Developments</p> <p>When push comes to shove, will you sink or swim? Successful crisis management depends on being prepared, flexible, and adaptable, while remaining calm and having the ability to act quickly in equal measures. This session will look at the needs of unit title developments and their bodies corporate in emergency situations and crisis response. While every development is different and has its unique features, there are common learnings that can inform how we can better deal with future events.</p> <p>This session will cover:</p> <ul style="list-style-type: none"> • the legal obligations of bodies corporate and body corporate managers in emergency situations; and • practical insights. 	<p>Vicki Toan Victor Jamieson</p>
3:35 PM	40	<p>Session 5: Ensuring Compliance with Disclosure Requirements in the Unit Titles Act</p> <p>This session will cover:</p> <ul style="list-style-type: none"> • Overview of the different types of disclosures required under the Unit Titles Act. • Best practices for managing and tracking disclosure obligations. • Legal consequences of non-compliance, including real-world case studies. 	<p>Sarah Zellman Garth Freeman</p>
4:15 PM	40	<p>Panel Discussion: Anticipating the Next Decade: Future Trends and Their Legal Implications</p> <p>Our experienced panel will discuss upcoming trends such as smart buildings, urban intensification, emerging technology and climate change; and explore how these will affect legal practice and body corporate management.</p>	<p>Moderator: Liza Fry-Irvine Richard Ashton Joanne Barreto Tim Jones Denise Marsden Sarah Zellman</p>
4:55 PM	5	Closing remarks	<p>Chair: Liza Fry-Irvine Tony Herring, TLANZ President</p>
5:00 PM	60	Networking Session	

Our Presenters



Chair: Liza Fry-Irvine

Director, Liza Fry-Irvine Law

Liza is a Unit Title and Body Corporate specialist and is known in the industry for her technical expertise and passion for industry education. She advises Bodies Corporate, Committees, owners, and Body Corporate Managers, and is a regular speaker and trainer in various aspects of the area. She is past SCA (NZ) Vice President and Executive member, and was involved in all aspects of government submissions on the Unit Titles Amendment Act. Liza is a member of TLANZ's Property Law Committee and drafted the Model Operational Rules on commencement on the current Act.



Richard Ashton

Principal – Property Solutions, Brosnan

As Principal – Property Solutions, Richard bridges the gap between building owners and the multitude of building trades and services they need. In his role, he helps building owners protect the value in their buildings and to solve issues that arise throughout a building's lifecycle.

Richard has worked in property for 24 years – 15 years in the United Kingdom including 14 years looking after the Goldman Sachs European headquarters in a variety of facilities and building management roles, gaining British Institute of Facilities Managers qualifications.

Since moving to New Zealand in 2015, Richard has held positions of Group Manager of Long-term maintenance for Metlifecare and National Operations Manager for CBRE, looking after the ANZ national building portfolio.



Wendy Baker

Senior Body Corporate Manager, Auckland Body Corporate

Wendy has an extensive background in business ownership and management and now has 12 years' experience in body corporate management. She has a wealth of knowledge in this field and her specialty is remedial, weathertightness and building defects or bodies corporate experiencing difficulties. Wendy is currently on the National Executive of the Body Corporate Chairs' Group and has previously been on the Executive of SCA (NZ).



Joanne Barreto

Director, Property 101 Group Ltd

Joanne is the founder of Property 101 Group and Immediate Past President of SCA (NZ). Since graduating from Auckland University with a Bachelor of Property, has worked in property across Australasia. In 2015 Jo sold out of a large Body Corporate business and took a break from the Property Industry to focus on new ventures and that elusive work/life balance.

Returning with renewed passion and vigour, over nearly a decade, Property 101 Group has been driving innovative approaches to multi-unit Management and Consulting. With a focus on betterment of the industry and raising the bar (driven by both entertaining and horrific work stories from over the years), she also founded Strata Community Association New Zealand (SCA (NZ)), the peak industry body for the nation. Jo has worked across the sector in both New Zealand and Australia for over two decades and has bravely taken on the challenge of championing change across the industry in New Zealand one brick at a time!

Jo continues to represent the sector through various initiatives.



Hamish Firth
Director, Mt Hobson Group

Hamish is the Managing Director of Mt Hobson Group. He has been a resource consent consultant for 25 years. He has extensive commercial, industrial and residential resource management experience with a broad planning and development knowledge. He has worked in both the private and public sector so understands the process from both sides. After many years as a planning consultant, Hamish has established excellent working relationships with key Council staff and other specialist professionals. Aside from ensuring the day-to-day running of the business, Hamish provides strategic guidance at a due-diligence level for purchaser or funder and post-consent approval as it relates to the close-out of conditions of consent.



Garth Freeman
General Manager, Body Corporate Services Ltd

Garth is a Chartered Accountant and acts as the General Manager of Body Corporate Services Ltd. He has acted as a Body Corporate Manager for approximately 15 years and this lengthy exposure to the Unit Titles Act 2010, management of bodies corporate plus his professional Chartered Accountancy experience brings a unique perspective to the industry.



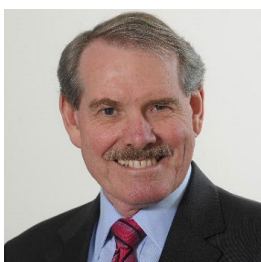
Thomas Gibbons
Principal, Thomas Gibbons Law

Thomas is a specialist property and land development lawyer, with a core concentration on unit titles. He is the author of *Unit Titles Law and Practice* (2 editions), and has recently co-authored *Subdivisions Law and Practice*. Thomas is a Fellow of the Australian College of Strata Lawyers, and has presented on unit title topics in New Zealand, Australia, and Brunei. His unit title work includes specialist opinions, Tribunal hearings, development projects, and remedial schemes. He also has a special interest in residents societies. Thomas has provided expert evidence in the High Court on unit title and land development matters. He also serves on a number of boards and committees.



Victor Jamieson
General Manager, Crockers Body Corporate Management Ltd

Victor joined Crockers Body Corporate in February 2020 in the role of General Manager, having previously held senior management roles leading trans-Tasman operations teams of up to 150 FTE and also trans-Tasman sales teams. New to the body corporate industry and with only 6 weeks of experience under his belt, Victor was thrown into crisis management mode with the first Covid-19 lockdown in March 2020. The last 4½ years have been a steep learning curve with several crisis events such as a car crashing through a body corporate building, the Auckland floods, cyclone Gabrielle and 24-hour notices of evacuation.



Tim Jones
Barrister

Tim commenced employment with Glaister Ennor in 1980 and joined the partnership in 1983. His practice mainly consisted of residential, commercial property and land development work. Since 2018 he has practised as a Barrister Sole in the area of property land law and unit title advisory work. Tim is a past member of several practice-related committees and boards. He has presented numerous seminars on conveyancing and land law topics, including complex developments and unit titles. Tim is a committee member of his body corporate, National President of the Body Corporate Chairs' Group and an executive member of SCA (NZ).



Denise Marsden
Director, AlexanderDorrington Ltd

Denise has a true passion for property and people. She has been a director at AlexanderDorrington Limited since 2007. Prior to that she worked as a lawyer advising on property development in the UK. Denise acts for a number of developers, including completing unit title developments. She co-wrote an e-book, *Body Corporate Guide*, with Debra Dorrington in June 2011.



Steve Plummer
Head of Body Corporate, Barfoot and Thompson

In 2003, Steve started in the Body Corporate industry, first as a manager and eventually as CEO of the company he started with. In 2016, he started Scope Strata Management which he sold to Barfoot & Thompson in 2022. In 2024, Steve rejoined Barfoot & Thompson as the Head of Body Corporate. He has previously been an expert witness in both the District and High Courts and the High Court administrator for a Body Corporate undertaking remediation.



Joanna Pidgeon
Director, Pidgeon Judd

Joanna Pidgeon is a property law expert, Past President of TLANZ (formerly ADLS), Convenor of TLANZ's Documents & Precedents Committee and a member of its Property Law Committee. She is also a member of NZLS' Land Titles Committee. Joanna often makes determinations under the ASPRE when there are disputes, is a past Chair of the Property Disputes Committee and gives expert evidence in Courts and Tribunals on a wide range of property matters.



Vicki Toan
Director, Toan Law

Vicki is a resource management and unit titles law specialist. She acts for clients on a wide range of matters associated with resource consents, plans changes, the Unit Titles Act 2010, and land-based due diligence. Having previously been a partner at a mid-size commercial law firm, Vicki is now the director of her own sole practice. Vicki regularly speaks on resource management and unit titles topics at conferences and seminars.



Sarah Zellman
Senior Associate, Grimshaw & Co Lawyers

Sarah joined Grimshaw & Co in 2018 and is now a Senior Associate. She has provided advice to bodies corporate, individuals, and companies in respect of various civil disputes including multi-million-dollar building defects claims, insurance disputes, and unit titles disputes. Sarah also assists clients navigate public works acquisitions and dealings with local authorities in respect of property categorisation following significant weather events. Sarah has appeared in the High Court, Weathertight Homes Tribunal, Waitangi Tribunal, Māori Land Court, and Māori Appellate Court. She also assists clients in resolving disputes through negotiation and mediation.



Lawyers by nature thrive on doing their best work. Our aim is to help them achieve excellence through the solutions, tools, skills and connections we deliver every day. And by bringing a voice, an identity, and a sense of belonging to our community, we support the collective advancement of legal practices and laws. We're right here enabling New Zealand's lawyers to take their work, their career, and our profession, to the next level.

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